

## **Altadena Town Council, Community Standards District Subcommittee**

Minutes, Meeting of 23 July 2013

Members Present: Dan Harlow, Jim Osterling, Meredith Miller, Ed Myers, George Jenkins, Jonathan Potter, Mark Goldschmidt

Members Absent: Tecumseh Shackelford, Marge Nichols, Don Kirkland, Peggy Taylor

County Regional Planning Staff person: Brianna Menke,

Visitor: Stephen Zeider

Meeting called to order at 6:45 by chairman Meyers. There were no minutes from the last meeting, so approval was tabled.

**1. Report from the Chairman:** Ed Myers reports monthly to the Town Council, so far he has always reported that the CSD subcommittee has been meeting and discussing issues, but that he has no details to report at this time.

Ed reached out again to Gene Detchemendy, leasing agent for Altadena owner of commercially zoned parcels of Altadena, Armen Gabay. Mr Detchemendy has stated he wants to round up community stakeholders and landowners for a meeting with the subcommittee so we can find out what landowners see as obstacles to bringing business into the area. If this happens it will probably be in September.

Ed thanked all who had put comments up on Google Docs, and asked all those who had not to please visit the site.

**2. Report from the vice-chairman** Jim Osterling proposed subcommittee should address issues of filming in residential neighborhoods, and posted proposed Filming Limits on Google Docs. Suggestions included codifying behavior, limiting parking at filming sites to one side of the street, and providing off-site parking for crews.

Jim then spoke of a need for standards for Bed & Breakfasts in Altadena. He would like to see more B&Bs here, and setting standards for on-site parking and limited number of units could make it easier to get approval by addressing neighborhood concerns. B&Bs seem a preferable use to group homes. Discussion of B&Bs ensued.

### **3. Discussion of Bed and Breakfasts**

Air B&B: People rent out rooms in their homes on daily, weekly or monthly basis through the Air B&B booking service; Daniel cited an on-line source that claimz 5,000 rooms are available in “the Pasadena area,” so certainly many Altadenans are participating. With the growth of Air B&B, some cities have come out against this use of private residences.

Brianna said that County Planning is currently looking at creating standards for B&Bs but has not yet drafted any standards, and welcomes input from our subcommittee. Brianna said the subcommittee should not wait for the County to draft any code, but should go ahead and address the issue in the CSD.

### **4. Businesses allowed in R-1 zones**

Discussion ensued about allowable business uses in residential areas. Some services are currently provided in R-1 areas that are specifically prohibited, including hair cutting, massage, medical offices, upholstery businesses, and many others. Code states that a single non-resident employee is allowed if off-street parking is provided.

## **5. Old Business**

Google Docs. Ed Meyers urged all to use the Google Docs function to make comments.

## **6. Commercial Group discussion:**

As there were only two representatives of the Residential group present, the group on Commercial met with Residential group members George and Mark sitting in.

Committee members are not completely clear about the different uses allowed in C-1, C-2, and C-3 areas. Brianna explained that it was mostly about intensity of use, size and setbacks, and height restrictions. A CUP can allow many non-conforming uses to be situated in commercial zones, including auto uses, single family dwellings and duplexes. Mixed uses such as combined residential and retail, and live/work are allowed with a director's review. Brianna said that she would furnish committee members with a short summary of uses allowed in

C-1 and CM allow taller buildings. Auto related businesses are by-right in these zones. This led to discussion of auto-related businesses, and a feeling that auto sales and new garages should be discouraged in Altadena's commercial areas. It was pointed out that there are few commercially zoned places in Altadena that would allow large auto dealerships, but that there are currently some small used car lots.

Jim Osterling suggested that "automotive services" be prohibited in C-1, C-2, and C-3, and allowed by-right in C-M zones, or perhaps require only a Director's Review. However, gasoline stations selling retail gas with convenience store and up to three bays of repair garage space would be allowed in C-1, 2 & 3, and existing businesses would be allowed to continue to operate.

**7. Adjournment:** meeting was adjourned at 8:34 PM.